



**198 Bayview Circle SW  
Airdrie, Alberta**

**MLS # A2277148**



**\$924,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Children's play house, Fire pit		

Beautifully Upgraded Bungalow on the Canals! This rare 4 bedroom, 4 bathroom home with a main floor office offers over 3000sqft of thoughtfully designed living space and a desirable west facing backyard overlooking the water. Step inside to find soaring vaulted ceilings, expansive windows that capture the canal views, warm hardwood floors, custom lighting and an abundance of built-in's throughout. The freshly painted main floor showcases a dream kitchen with quartz countertops, SS appliance package, a statement hood fan, large Island, walk in pantry plus an additional wall pantry. The open concept design flows seamlessly into the dining and living areas, while patio doors lead to the spacious upper deck complete with gas and water lines. The primary retreat enjoys peaceful canal views, double door entry, walk in closet and a luxurious 5pc ensuite. Another bedroom, a full bathroom, custom mud room and an upgraded laundry room with new cabinetry, pull out racks and countertop compete the main level. The fully finished lower level is perfect for entertaining or relaxing, featuring a large Rec room with wet bar, west facing windows and walkout access to the covered patio and fire pit area. Two additional bedrooms are located downstairs including one with a private ensuite, plus a versatile flex room with barn doors, ideal for a gym, office or hobby space. Upgrades include new appliances, some new cabinetry throughout, main floor lighting and LED pot lights, new A/C, new water softener and more! This Canal front property combines modern updates with exceptional functionality and is an absolute must see! Book a showing today.